

Permanent Town Building Committee

The Permanent Town Building Committee (PTBC) was established by the 1969 Town Meeting to oversee the design and construction of new buildings and major renovations for Town of Arlington properties. Please note that the Arlington High School building project is overseen by its own dedicated committee, and not by the PTBC. The PTBC is comprised of five registered voter members, appointed jointly by the chairs of the Select Board, Finance Committee, and School Committee, a representative of the School Committee and in addition the Town Manager, Superintendent of Schools, and Facilities Director or their designees.

Activities in 2023

While many pandemic-related factors in construction – supply chain issues, labor costs, materials and fuel costs, etc. – subsided somewhat in 2023, the challenges of renovating older and historic Town buildings loomed large throughout the year. The PTBC continued to oversee the completion of two important projects for the Town within the approved budgets and without further delay.

Central School (renovation)

Architect:	Sterling Associates
Owners Project Manager:	The Vertex Companies
Construction Manager:	Kronenberger & Sons Restoration
Project Budget:	
Construction:	\$ 6,878,273
Soft Costs*:	\$ 1,676,727
Total:	\$ 8,555,000

* soft costs include architecture, engineering, contingency, furniture, etc.

Funding History:

Initial Design:	\$ 400,000	2017 Town Meeting Article 34 5/3/2017 205-1
Additional Planning and Design:	\$ 100,000	2018 Town Meeting Article 30 4/25/2018 207-1-2
Construction:	\$ 8,055,000	2019 Town Meeting Article 58 5/8/2019 198-14
Total:	\$ 8,555,000	

The renovation of the lower floors of the Central School, which was built in 1894 as the Arlington High School and is listed in the National Register of Historic Places, began in May 2020. An earlier renovation of the 3rd and 4th floors, housing the Arlington Center for the Arts, was completed a few years earlier. The current renovation serves the Council on Aging, the Senior Association, the Department of Health and Human Services including Veteran's Services, and a wide variety of senior-oriented programs and services. The original schedule for the renovations was approximately twelve months, from May 2020 to May 2021, but for the reasons noted above, the schedule extended well beyond the planned ending date.

As of the writing of this report, the building is in full use and the project is in the final stages of the close-out phase. The following paragraph is from last year's report, but its recommendations still bear consideration:

Following this renovation project, the Town may consider future projects to address the remaining areas of this historic building that need attention. In particular, the building envelope including windows and brickwork may need restoration, upgrades or replacements. While these improvements are outside of the scope of the current project, they may be necessary to ensure that the building is energy efficient and structurally sound and will continue to serve the Town into the future.



Maple Street main entrance – new sign, entry, canopy



Library – ground floor

Department of Public Works / Town Yard (renovation and new construction)

Architect: Weston & Sampson
Owner's Project Manager: Sydney Project Management
Construction Manager: Commodore Builders
Project Budget:
Construction: \$ 40,068,197
Soft Costs: \$ 7,052,027
Total: \$ 47,120,224

* soft costs include architecture, engineering, contingency, furniture, etc.

Funding History:

Initial Design:	\$ 1,050,000	2016 Town Meeting Article 36 5/16/2016 193-4
Additional Planning and Design:	\$ 1,253,754	2018 Special Town Meeting Article 7 12/5/2018 180-9
Construction:	\$ 29,900,000	2019 Town Meeting Article 58 5/8/2019 198-14
Supplemental Funding 1:	\$ 8,900,000	2020 Special Town Meeting Article 23 11/30/2020 237-9
Supplemental Funding 2:	\$ 5,416,470	2021 Town Meeting Article 56 5/17/2021 228-7
Supplemental Funding 3:	\$ 300,000	Funding from TOA Storm Sewer Rehab Account
Supplemental Funding 4:	\$ 300,000	Funding from TOA DPW Operating Account
Total:	\$ 47,120,224	

As of May 2024, this construction project is entering its final phases. Building A renovations (the historic building on Grove Street) have been completed and the building is occupied by Facilities and IS staff. Building B renovations (the building adjacent to Building A) are well underway, and the connector between Buildings A and B is being completed. Building C (vehicle storage) has been completed. Building D renovations (also vehicle storage, with a tall, peaked roof) are in-process and proceeding well despite the discovery of challenging latent conditions requiring additional remediation efforts. The Salt Shed is fully complete and filled with materials for the coming winter. And finally, the new Building E is open and occupied by Public Works and Inspectional Services staff.

The project was originally planned to be completed in the fall of 2023. However, due to numerous delays in 2022 and 2023, the PTBC now anticipates that the project will be completed in late spring of 2024. The project delays are attributable to a number of factors: newly discovered latent conditions, such as below-ground structures that required remediation and removal, poor or non-performance issues related to certain subcontractors, such as site work and miscellaneous metals, and poor performance of materials, such as windows in Buildings A and E. There will be a financial cost to these delays, but the PTBC is committed to limiting the Town's financial exposure as much as possible. The PTBC anticipates that Building E will earn LEED Silver Certification.



Site overview – Bldg A (on Grove Street), Bldg B (left side), Bldg C (right side)



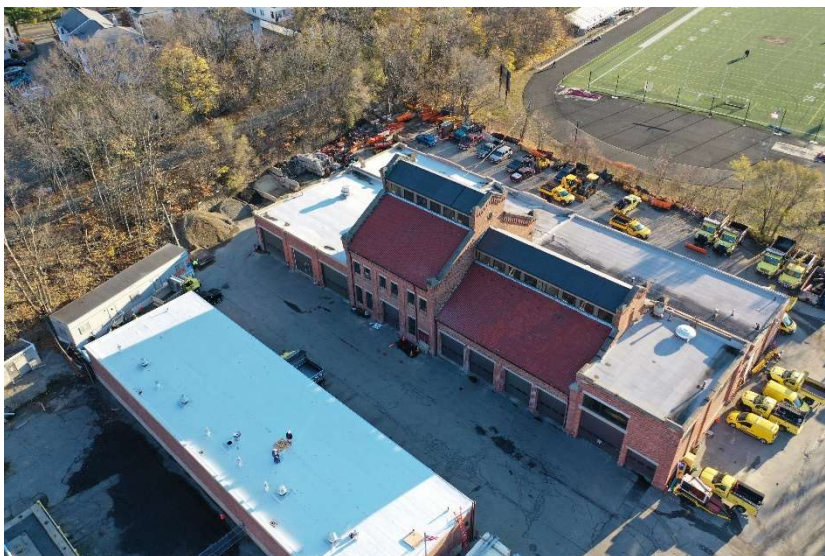
New Building E on Grove Street



Brickwork and capstone renovations on Building D



Exposed columns to be repaired and filled on Building D



Aerial view of Building D



Vehicle storage in renovated Building C



Deteriorating lintels to be repaired or replaced on Building D

Member Listing

Rob Behrent – TOA Facilities Director

Jim Feeney – TOA Town Manager

Robert Jefferson – PTBC Clerk, term expires 6/30/2025

Brett Lambert – PTBC Vice Chair, term expires 6/30/2026

John Maher – term expires 6/30/2025

Peter Martini – term expires 6/30/2024

Mike Rademacher – TOA School Department Designee

Allen Reedy – PTBC Chair, term expires 6/30/2024

Paul Schlichtman – TOA School Committee Designee

Submitted by Allen Reedy 5/9/2024